

1 BILL NO. R-84-03- 01

2 DECLARATORY RESOLUTION NO. R- 40.84

3 A DECLARATORY RESOLUTION designating
4 an "Economic Revitalization Area"
under I.C. 6-1.1-12.1.

5 WHEREAS, Petitioner has duly filed its petition dated
6 March 9, 1984, to have the following described property desig-
7 nated and declared an "Economic Revitalization Area" under Divi-
8 sion 6, Article II, Chapter 2 of the Municipal Code of the City
9 of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-12.1,
10 to-wit:

11 Lots 1 to 16 and lot 8 Ex S 10 ft.
12 for St. & Lots 17 to 185 and lots
13 C & D & Vac Sts and Alleys Com-
mercial Add & Sp W Lot 181;

14 said property more commonly known as 2400 Taylor Street, West,
15 Fort Wayne, Indiana, 46804;

16 WHEREAS, it appears that said petition should be pro-
17 cessed to final determination in accordance with the provisions
18 of said Division 6.

19 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
20 OF THE CITY OF FORT WAYNE, INDIANA:

21 SECTION 1. That, subject to the requirements of Section
22 4, below, the property hereinabove described is hereby designated
23 and declared an "Economic Revitalization Area" under I.C. 6-1.1-
24 12.1. Said designation shall begin upon the effective date of
25 the Confirming Resolution referred to in Section 3 of this Resolu-
26 tion and shall continue for one (1) year thereafter. Said desig-
27 nation shall terminate at the end of that one-year period.

28 SECTION 2. That upon adoption of this Resolution:

29 (a) Said Resolution shall be filed with the Allen
30 County Assessor;
31 (b) Said Resolution shall be referred to the Committee
32 on Finance and shall also be referred to the De-

partment of Economic Development requesting a recommendation from said department concerning the advisability of designating the above designated area an "Economic Revitalization Area";

- (c) Common Council shall publish notice in accordance with I.C. 5-3-1 of the adoption and substance of this Resolution and setting this designation as an "Economic Revitalization Area" for public hearing;
- (d) If this Resolution involves an area that has already been designated an allocation area under I.C. 36-7-14-39, then the Resolution shall be referred to the Fort Wayne Redevelopment Commission and said designation as an "Economic Revitalization Area" shall not be finally approved unless said Commission adopts a resolution approving the petition.

SECTION 2. That this Resolution shall be subject to being confirmed, modified and confirmed or rescinded after public hearing and receipt by Common Council of the above described recommendations and resolution, if applicable.

SECTION 4. That this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

APPROVED AS TO FORM
AND LEGALITY

Bruce O. Boxberger, City Attorney

Read the first time in full and on motion by _____, seconded by _____, and duly adopted, read the second time by title and referred to the Committee _____ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on _____, the _____ day of _____, 19_____, at _____ o'clock _____.M.,E.S.

DATE: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by GiaQuinta, seconded by Stier, and duly adopted, placed on its passage. PASSED (LOST) by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT	TO-WIT:
<u>TOTAL VOTES</u>	<u>9</u>	—	—	—	—
<u>BRADBURY</u>	<u>✓</u>	—	—	—	—
<u>BURNS</u>	<u>✓</u>	—	—	—	—
<u>EISBART</u>	<u>✓</u>	—	—	—	—
<u>GiaQUINTA</u>	<u>✓</u>	—	—	—	—
<u>HENRY</u>	<u>✓</u>	—	—	—	—
<u>REDD</u>	<u>✓</u>	—	—	—	—
<u>SCHMIDT</u>	<u>✓</u>	—	—	—	—
<u>STIER</u>	<u>✓</u>	—	—	—	—
<u>TALARICO</u>	<u>✓</u>	—	—	—	—

DATE: 3-13-84

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)
(SPECIAL) (ZONING MAP) ORDINANCE (RESOLUTION) NO. R-40-84
on the 13th day of March, 1984.

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Bay-A-Block
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana,
on the 14th day of March, 1984,
at the hour of 11:30 o'clock A. M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 14th day of March,
1984, at the hour of 1 o'clock P M., E.S.T.

Win Moses
WIN MOSES, JR., MAYOR

APPLICATION FOR DESIGNATION
AS AN ECONOMIC REVITALIZATION AREA
-NEW MANUFACTURING EQUIPMENT-



This application is to be completed and signed by the owner of the property where the installation of new manufacturing equipment is to occur. The Common Council of the City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant Slater Steel Inc. (Joslyn Stainless Steels)
2. Owner(s) same
3. Address of Owner(s) 2400 Taylor Street, West
Fort Wayne, IN 46804
4. Telephone Number of Owner(s) (219) 432-2561
5. Relationship of Applicant to Owner(s) if any Same as above
6. Address of Applicant 2400 Taylor Street, West
Fort Wayne, IN 46804
7. Telephone number of Applicant (219) 432-2561
8. Address of Property Seeking Designation 2400 Taylor Street, West
Fort Wayne, IN 46804
9. Legal Description of Property Proposed for Designation (may be attached) Lots 1 to 16 and lot 8 Ex S 10 ft. for St. & Lots 17 to 185
and lots C & D & Vac Sts and Alleys Commercial Add & Sp W Lot 181

10. Township Wayne

11. Taxing District FW-Wayne

12. Current Zoning Industrial

13. Variance Granted (if any) N/A

14. Current Use of Property

a. How is property presently used? Employed in manufacture, warehousing and distribution of a broad range of stainless steel and low alloy steel products

b. What is the condition of any structures on property? Current condition of structures on the property range from fair to good. There are several facilities which will require upgrading in the near future for existing operations to remain competitive.

15. Current Assessed Value of Machinery Equipment to be installed on the

Real Estate \$11,900,000.00

16. Amount of Personal Property Taxes Owed During the Immediate Past Year

\$382,671.04 (1982 payable 1983)

17. Description of New Manufacturing Equipment to be installed on the Real

Estate See attached for details.

18. Development Time Frame

a. When will installation begin of the new manufacturing equipment?

April, 1984

b. When is installation expected to be completed? 12/31/85

19. Cost of new manufacturing equipment? \$11,900,000.00

(See attached for detail)

20. Has "new" manufacturing equipment ever been utilized in the State of Indiana prior to this project? Yes X No

21. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be created as a result of the installation of this new manufacturing equipment? 57 - 1984 and 67 - 1985

b. What is the nature of those jobs? Direct production and supporting maintenance activities related to anticipated increases in business activities flowing from the capital expenditure projects identified previously.

c. Anticipated time frame for reaching employment level stated above?

By the end of calendar 1985.

22. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.)

Very minimal, if any.

23. Undesirability for Normal Development

What evidence can be provided that the property on which the new manufacturing equipment will be installed "has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?

See attached.

24. How will the proposed designation further the economic development objectives of the City of Fort Wayne? See attached.

25. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof. N/A

26. Zoning Restrictions

Will the installation of this equipment require a rezoning, variance, or other approval? Yes X No

27. Financing on Project

What is the status of financing connected with this project?

Financing will be provided as much as is possible through the re-investment of current earnings. As well, credit facilities have been arranged through local banks for the provision of the balance of the funding required.

I hereby certify that the information and representation on this Application are true and complete.

Bruce M. Hamilton
Signature(s) of Owners

March 8, 1984

Date

Bruce M. Hamilton - President of Slater Steel, Inc.

March 8, 1984

Douglas K. Pinner - President of Joslyn Stainless Steels Div.

March 8, 1984

James A. Fuhrman
James A. Fuhrman - Controller

Information Below to be filled in by Department of Economic Development:

Date Application Received:

Date Equipment to be installed:

Date Application Forwarded to Law Dept:

Date of Legal Notice Publication:

Date of Public Hearing

Approved or Denied? Date:

Allocation Area:

APPLICATION FOR DESIGNATION
AS AN ECONOMIC REVITALIZATION AREA

Question 17. Description of New Manufacturing Equipment to be installed on the Real Estate.

A number of individual projects will be undertaken whereby new buildings will be constructed and new equipment will be installed to both increase production capacity and improve production efficiency in order for the company to maintain a competitive position in the stainless and low alloy markets. A summary of the major projects are outlined as follows: (\$000's)

	<u>M & E</u>	<u>Bldgs. & Real Estate</u>	<u>Total</u>
Capital expenditures required for the production of alloy steels	\$ 2.4	\$ 2.3	\$ 4.7
Capital expenditures related to cost reductions, productivity, and quality improvements required to remain competitive in stainless bar market	9.2	.5	9.7
Miscellaneous capital expenditures of an administrative nature required to handle projected increased business to end of calendar 1985	.3		.3
	<u>\$ 11.9</u>	<u>\$ 2.8</u>	<u>\$ 14.7</u>

Question 23. Undesirability for Normal Development.

Over the past several years, the uncompetitiveness of the U.S. Steel Industry on an international basis has been amply demonstrated. In order to provide a breathing space for the Industry to become more competitive, in the case of stainless steel producers, the Federal Commerce Department in the latter part of 1983 imposed import quotas on certain stainless products for a maximum period of four years. It is Slater Steel, Inc.'s objective to use this period of respite as an opportunity to allow the company to upgrade facilities, improve technology, increase production capacity and lower production costs in order to become internationally competitive by the end of the restraint period. A concurrent objective of the company is to diversify its product line into other markets beyond stainless (i.e.: low alloy steels) in order to provide some cushion from the cyclical nature of the various segments of the steel sector. This product diversification should provide the company with additional opportunities to reduce current production costs in a very price sensitive marketplace by better utilizing new and existing production facilities to provide a more solid base for future growth and expansion.

APPLICATION FOR DESIGNATION
AS AN ECONOMIC REVITALIZATION AREA

Question 23 (Continued)

Slater Steel, Inc. views the personal property tax abatements, as contained in this program, as a significant aid in achieving the goals outlined above. These reductions in personal property taxes, combined with a more moderate attitude on behalf of labor as identified through the concessionary labor contracts negotiated in 1983 and the technological enhancement and cost reductions to be provided through the capital expenditure program, as outlined previously, are all necessary components required to establish and maintain an internationally competitive steel producer in Fort Wayne.

Question 24. How will the proposed designation further the economic development objectives of the City of Fort Wayne?

The proposed designation will help to ensure the retention of current jobs as well as to ensure that incremental jobs, as outlined previously, are realized. It should be noted that in addition to those jobs to be created during the construction and installation phases of the company's capital investment program, significant spin-off advantages should be provided to Fort Wayne on a continuing basis, as follows:

- significant provision of construction jobs during phases of the program related to building expansion, warehouse construction, and equipment installation.
- increased use of outside services for routine plant maintenance operations, maintenance of buildings and equipment, etc. will be required.
- increased supply of local services of a more general nature due to the projected increase in company activities.
- the provision of a substantially improved tax base for future real and personal property tax assessments, as a result of the realization of the capital expenditure program.
- increased consumer demand and consumption expenditures in the City of Fort Wayne as a result of a permanently increased labor force at Slater Steel, Inc.
- minimal amount of investment by the municipality in regard to services such as sewage and water throughout the proposed capital expansion phase.

JOSLYN STAINLESS STEELS • A DIVISION OF SLATER STEEL, INC. • FORT WAYNE, INDIANA

NO. 34131

VENDOR NO.		VENDOR NAME		DATE	1 OF 1		
MO. ENT.	BATCH	INVOICE NO.	INVOICE DATE	DESCRIPTION	GROSS	DISCOUNT	NET
				8037-901-916-00	\$50.00		\$50.00

ETACH BEFORE DEPOSITING

JOSLYN

STAINLESS STEELS

A DIVISION OF SLATER STEEL, INC.
P.O. BOX 630 FORT WAYNE, IN 46801

71-27
749

NO. 34131

VENDOR NO.	DATE
	3/9/84

PAY TO THE ORDER OF

CITY OF FORT WAYNE

AMOUNT

\$**50.00**

TO
LINCOLN NATIONAL BANK
AND TRUST COMPANY
FORT WAYNE, INDIANA

034131 074900275 1 871 584 0

James A. Johnson



The City of Fort Wayne

March 12, 1984

Mark GiaQuinta, Chairman of Finance
Fort Wayne Common Council
One Main Street
Fort Wayne, IN 46802

Re: Tax Abatement Application For Joslyn Stainless Steel

Dear Mr. GiaQuinta:

On March 9, 1984, an application for tax abatement was filed in the office of the Department of Economic Development requesting designation of the property located at 2400 Taylor Street as an "Economic Revitalization Area" for the purposes of tax abatement. The application was then referred to the Law Department for drafting of a Declaratory Resolution.

Action

The Department of Economic Development conducted a staff review of the project on March 9, 1984. A formal review of the site and an interview with Mr. Jim Fuhrman was conducted.

Recommendation

Based upon the above action, the Department of Economic Development is recommending to the Common Council a "Do Pass" to your Declaratory Resolution designating:

"SEE ATTACHED"

As an "Economic Revitalization Area" for purposes of I.C. 6-11-12.1, as enacted by the General Assembly of the State of Indiana.

Mark GiaQuinta
March 12, 1984
Page 2

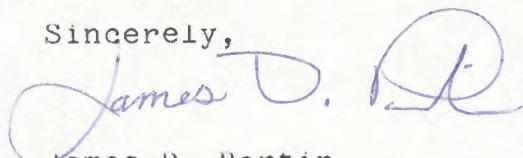
Rationale

The above stated recommendation is based upon the following rationale:

1. Lack of Development
2. Cessation of Growth
3. Located in the Enterprise Zone
4. Neighborhood conservation and stabilization
5. Increase in employment by 124 jobs

If you need any additional information, please do not hesitate to contact me at 427-1127.

Sincerely,



James D. Partin
Business Planning Specialist
Department of Economic Development

th

6620

Admn. Appr.

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution

Q3-84-03-01

DEPARTMENT REQUESTING ORDINANCE **Economic Development**

SYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "Economic

"Revitalization Area" under I.C. 6-1.1-12.1.

(2400 Taylor Street, West - Slater Steel Inc. - Joslyn Stainless Steels)

EFFECT OF PASSAGE New buildings will be constructed and new equipment will be installed to both increase production capacity and improve production capacity and improve efficiency in order for the company to remain competitive. Will ensure retention of current jobs as well as ensuring incremental jobs.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$11,900,000.00

ASSIGNED TO COMMITTEE (PRESIDENT)